# MEETING MINUTES CENTRE COUNTY PLANNING COMMISSION May 25, 2021

Members Present: Rich Francke, Chair, Chris Kunes, Vice-Chair, Bob Dannaker, Denny Hameister.

Andrea Pandolfi, and Michele Barbin

Members Absent: Mimi Wutz, Secretary, Deb Simoncek

Staff Present: Ray Stolinas, Chris Schnure, and Stacy Mann

Others Present: Kevin Sims

## 1. Call to Order - Pledge of Allegiance

Chairman Mr. Francke welcomed everyone to the Planning Commission meeting held in the Zoom virtual meeting platform and called the meeting to order at 6:00 p.m. The meeting was recorded and will be posted on the Centre County Planning and Community Development Office webpage for future reference.

#### 2. Citizen Comments

None.

#### 3. Approval of Minutes

A motion was made by Mr. Hameister and second by Mr. Kunes to approve the minutes of April 20, 2021. Motion carried.

#### 4. Planning Commission Member Updates

None.

#### 5. New Business

#### Subdivision / Land Development

#### Subdivision:

S & A Homes, Inc. Subdivision of Lot 2RR of Plat Book 92, Page 67 into Lots 8, 9, 10, 11 & 12 Five (5) Residential Lots
Walker Township
CCPCDO File #38-21

A motion was made by Mr. Kunes and seconded by Ms. Barbin to grant Final Plan Approval subject to the completion of the pending items and the approval signatures of the Walker Township Planning Commission and Board of Supervisors. Motion carried.

Deerhaven – Phase 2B Seventeen (17) Residential Lots Walker Township CCPCDO File #39-21

A motion was made by Mr. Hameister and seconded by Ms. Barbin to grant Final Plan Approval subject to the completion of the pending items and the approval signatures of the Walker Township Planning Commission and Board of Supervisors. Motion carried.

## Land Developments:

None submitted for this planning cycle.

#### Tabled Plans (no action):

G. M. McCrossin, Inc. – Phase 2 Lane Development Final Plan 1-Building (Commercial / Office) Benner Township

At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

## Time Extension Requests:

- Centre Hall Fire Company Land Development (CFA)
   Centre Hall Borough
   4<sup>th</sup> Request (\$50.00 Fee Required)

Note: CPA = Conditional Preliminary Plan Approval CFA = Conditional Final Plan Approval

A motion was made by Mr. Kunes and second by Ms. Barbin to approve the above-mentioned Time Extension. Motion carried.

Major Subdivision and Land Development Plan Sub-Committee Meeting: The meeting in May is CANCELLED.

Please see Attachment #1 - Subdivision & Land Development for more information.

• Informational Discussion: Burnside Township/Snow Shoe Township Solar Array

Mr. Stolinas and Mr. Schnure presented to the board for information and discussion with the background of what has taken place with staff, Dakota Power Partners, Snow Shoe Township and Special Council. To date there has been no contact with Burnside Township.

## **Centre County MPO Update**

#### MPO Safety Subcommittee

The subcommittee will meet in May to review two intersections of concern.

## PennDOT Pathways Planning and Environmental Linkages (PEL) Study

The Draft PEL Study was released for public review on April 29, 2021, with a deadline of June 1, 2021 for submission of comments to PennDOT. See: <a href="https://www.penndot.gov/about-us/funding/Documents/PennDOT-Pathways">https://www.penndot.gov/about-us/funding/Documents/PennDOT-Pathways</a> PEL-Study Draft.pdf.

#### Centre County Bridge Bundle Update

In April, County Commissioners executed the Notice to Proceed for Larson Design Group to begin their contract for design of the rehabilitation and replacement of bridges.

## May is Bicycle Safety Month

Please see *Attachment #2 – CCMPO* Update for more information.

## 6. Director's Report and Other Matters to Come Before the Commission

The Director's report was previously emailed. Mr. Stolinas briefly went over the items in the report.

- Patton Township Zoning Map Amendment T.P. 18-024-,004-,0000 Fitness Centers in the Industrial (I-1) District (4/27/21)
- Ferguson Township Online Community Resiliency Building Workshop (4/28/21)
- Walker Township Zoning Map Amendment T.P. 14-808-,059-,0000 Rezone from Village (V) to General Commercial (C) District (5/5/21)
- UAJA Act 537 Special Study Ozone Disinfection (5/5/21)
- Ferguson Township Park Hills Drainage Way Improvements PA Greenway, Trails and Recreation Program (GTRP) – Letter of Consistency (5/13/21)
- State College Borough Zoning Ordinance Amendment Proposed Inclusionary Housing Ordinance Amendment (5/14/21)
- Spring Township Zoning Map Amendment T.P. 13-003-,080-,0000 Rezone from Village (V) to General Commercial (C) District (5/14/21)
- Senior Planner 1 Position
- Solar Energy Consideration Penn State Cooperative Extension Workshop

Please see Attachment #3 – County Planning Director Update for more information.

With no further business to come before the Commission, a motion was made by Mr. Hameister and second by Mr. Francke to adjourn at 6:45 p.m. Motion carried.

Respectfully submitted,

Raymond J. Stolinas, Jr., AICP, Director

THESE MINUTES WERE APPROVED AT THE JULY 20, 2021 CENTRE COUNTY PLANNING COMMISSION MEETING.

Attachment #1

# SUBDIVISION & LAND DEVELOPMENT May 25, 2021

#### Subdivisions:

S & A Homes, Inc. Subdivision of Lot 2RR of Plat Book 92, Page 67 into Lots 8, 9, 10, 11 & 12
Final Subdivision Plan
Five (5) Residential Lots
Walker Township
CCPCDO File #38-21

Deerhaven – Phase 2B
 Final Subdivision Plan
 Seventeen (17) Residential Lots
 Walker Township
 CCPCDO File #39-21

### Land Developments:

None submitted for this planning cycle.

### Tabled Plans (no action):

G. M. McCrossin, Inc. -- Phase 2 Land Development Final Plan 1-Building (Commercial / Office) Benner Township CCPCDO File #145-17

At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

#### Time Extension Requests:

•	Centre Hall Fire Company Land Development (CFA) Centre Hall Borough	File No. 130-13 (\$50.00 Fee Required)
•	Powdr-Woodward PA, LLC (Phase VIII) Land Development (CPA) Haines Township	File No. 158-17 \$550.00 Fee Required)
Note:	CPA = Conditional Preliminary Plan Approval CFA = Conditional Final Plan Approval	

# S & A Homes, Inc. Subdivision of Lot 2RR of Plat Book 92, Page 67 into Lots 8, 9, 10, 11 & 12 (plan dated: April 8, 2021; last revised: May 20, 2021)

# Final Subdivision Plan Five (5) Residential Lots Walker Township

Location: Along the southern boundary of Walizer Road (T-471) approximately ½ mile from its intersection

with Nittany Valley Drive (State Route 0064) located in Walker Township.

Surveyor/Engineer: PennTerra Engineering, Inc., State College, Pa.

Tract History: a) The development is to occur on a 11.840 acre tract of land owned by S & A Homes, Inc. being Tax Parcel No. 14-6-13 and further known as Lot 2RR on the previously approved plan recorded in Plat Book 92, Page 67.

b) This proposal represents a Final Plan submission showing the subdivision of five (5) residential lots, with corresponding infrastructure, stormwater management facilities, etc.

#### ARTICLE V - MAJOR RESIDENTIAL SUBDIVISION

#### 512. Final Plan Submission

D. Provide this office with a completed copy of the Department of Environmental Protection (DEP) Component 2. Sewage Facilities Planning Module including all supplemental sections which include the Transmittal Letter, Resolution for Plan Revision, Component 4A, Component 4B, a letter from Walker Township requesting this office to provide the required review of the DEP Component 2. and corresponding DEP approval.

#### 517. Final Plan Requirements

#### A. Additional Supplemental Requirements

- A.3. Provide written confirmation from the Walker Township Zoning Officer indicating that the proposal meets or exceeds all applicable regulations per the Walker Township Zoning Ordinance.
- A.3. (cont) Provide written confirmation from Walker Township indicating the required fee in-lieu per the Walker Township Parkland Dedication Ordinance (Ordinance No. 182, adopted by the Walker Township Board of Supervisors on May 4, 2005) has been paid in full.
- A.3. (cont) The lot being subdivided was previously issued a Walker Township Road Encroachment Permit (Permit #11-9) for its access onto Walizer Road (T-471). Provide written documentation from Walker Township indicating the existing road encroachment permit is adequate since this driveway will now provide access to five (5) lots.

If the existing road encroachment permit is not adequate, provide this office with a copy of an approved updated permit; noting the permit number on the plot plan.

A.3. (cont) Suggest the creation of an encroachment easement for that part of the existing shed, primarily located on the adjoining property of Tax Parcel No. 14-6-13L and partially located on lands of this proposal, specifically within the 50-foot wide private right-of-way.

If the applicant chooses to create this encroachment easement, locate and label the easement on the plan schematic using accurate bearings and distances. To that end, provide this office with a draft copy of encroachment easement for staff review. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) on the plot plan. Provide this office with a recorded copy for our file.

- A.4. Provide a suitable name for the proposed 50-foot wide private right-of-way and written confirmation from the Walker Township Supervisors indicating that the proposed street name is acceptable; suggest confirmation with the County's (911) Emergency Communications Office, as well.
- A.5. Awaiting receipt of the County Conservation District's (or DEP, as applicable) review and approval of the required Erosion and Sedimentation Pollution Control Plan.
- A.6. This office acknowledges receipt of the following for staff review:
  - Declaration of Stormwater Easement and Maintenance Agreement; and,
  - Declaration of Shared Easement and Maintenance Agreement.

Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) for each document on the plot plan. Provide this office with a recorded copy of each for our file.

Also, please be sure the stormwater and drainage maintenance easement is from a public road to the stormwater facilities.

#### B. Improvements

B.1. & B.2. Upon satisfactory completion of the above plan requirements (per subsequent written concurrence from this office), the applicant shall construct all required improvements as a condition pending final plan approval; or in lieu of, post adequate surety to guarantee same.

Note: In either case, the applicant shall request a final site inspection (in writing) by the Municipal Engineer and Planning Staff, with written correspondence noting approval to be generated by the Municipal Engineer upon satisfactory completion of all required improvements.

#### C. Certificates

- C.1. Provide the seal of certification of the Professional Engineer responsible for the plan on all plan sheets.
- C.1. (cont) Provide and execute the required stormwater certification block, per Section 412.C.14. of the County's Subdivision and Land Development Ordinance or the Fishing Creek/Cedar Run Stormwater Management Ordinance.
- C.1. (cont) Execute the Professional Land Surveyor Certification Block.

- C.4. Obtain the original signature of the owner of the property being subdivided and execute the Certification of Ownership Block.
- C.4. (cont) If applicable, provide and execute a landowner stormwater management signature block per the Fishing Creek/Cedar Run Stormwater Management Ordinance.
- C.7. Obtain the original signature of the Walker Township Sewage Enforcement Officer and execute the Sewage Disposal Review Block.
- C.2. Provide signature blocks for and obtain the approval signatures of the Walker Township Board of Supervisors and Walker Township Planning Commission.
- C.3. Upon completion of the above, obtain the approval signatures of the Centre County Planning Commission.

Subject to the review comments from the Walker Township Zoning Officer, <u>staff recommends Final Plan Approval</u> subject to the completion of the items noted above and the approval signatures of the Walker Township Planning Commission and Board of Supervisors.

#### Deerhaven – Phase 2B

(plan dated: April 8, 2021; last revised: May 12, 2021)

# Final Subdivision Plan Seventeen (17) Residential Lots Walker Township

Location: North of Zion Back Road (T-461) and east of Deerhaven Road (T-368) serving the existing

Deerhaven Subdivision, approximately one mile east of the Zion Back Road intersection with State

Route 64.

Surveyor/Engineer: PennTerra Engineering, Inc., State College, Pa.

Tract History: a) The parent tract, which contains two contiguous tracts (The First Thereof and The Third Thereof of Tax Parcel No. 14-5-18A, totals 94.693 acres), is owned by First Line

Development Two, LLC (Robert Poole, et al).

b) Consistent with the most recently revised and updated preliminary conceptual design plan that was previously approved by the Commission, this proposal represents the next phase of the Deerhaven Subdivision, being Phase 2B and consisting of 17 residential lots and corresponding infrastructure on 7.054 acres of the parent tract.

#### ARTICLE V - MAJOR RESIDENTIAL SUBDIVISION

#### 518. Additional Supplemental Requirements

#### A. Supporting Data

- A.3. Provide written confirmation from the Walker Township Zoning Officer indicating that the proposal meets or exceeds all applicable regulations per the Walker Township Zoning Ordinance.
- A.3. (cont) Provide written confirmation from Walker Township indicating the required fee in-lieu per the Walker Township Parkland Dedication Ordinance (Ordinance No. 182, adopted by the Walker Township Board of Supervisors on May 4, 2005) has been paid in full.
- A.5. Awaiting receipt of the County Conservation District's (or DEP, as applicable) review and approval of the required Erosion and Sedimentation Pollution Control Plan.
- A.6. This office acknowledges receipt of the following for staff review:
  - Deed of Dedication (Ten-Point Path);
  - Deed of Dedication (Deerhaven Road):
  - Declaration of Temporary Turnaround Easement for Deerhaven Road;
  - Declaration of Permanent Utility Access and Maintenance Easement; and,
  - 4<sup>th</sup> Amendment of the Declaration of Planned Community Development.

Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) for each document on the plot plan. Provide this office with a recorded copy of each for our file.

### B. <u>Improvements</u>

B.1. & B.2. Upon satisfactory completion of the above plan requirements (per subsequent written concurrence from this office), the applicant shall construct all required improvements as a condition pending final plan approval; or in lieu of, post adequate surety to guarantee same.

Note: In either case, the applicant shall request a final site inspection (in writing) by the Municipal Engineer and Planning Staff, with written correspondence noting approval to be generated by the Municipal Engineer upon satisfactory completion of all required improvements.

#### C. <u>Certificates</u>

- C.1. Execute the Professional Land Surveyor Certification Block.
- C.1. (cont) Execute the Design Engineer Certification Block and the Storm Water Certification Block.
- C.4. Obtain the original signature of the owner of the property being subdivided and execute the Certification of Ownership Block.
- C.4. (cont) Execute the Storm Water Facilities Acknowledgement Block.
- C.6. Execute the Offer of Dedication Block.
- C.2. Obtain the approval signatures of the Walker Township Board of Supervisors and Walker Township Planning Commission.
- C.3. Upon completion of the above, obtain the approval signatures of the Centre County Planning Commission.

#### **General Comments**

• Obtain the approval signature of the Walker Township Engineer (i.e., Execute the Municipal Engineer Storm Water Certification Block).

Subject to the review comments from the Walker Township Zoning Officer, <u>staff recommends Final Plan Approval</u> subject to the completion of the items noted above and the approval signatures of the Walker Township Planning Commission and Board of Supervisors.

# Time Extension Requests:

Note: CPA = Conditional Preliminary Plan Approval CFA = Conditional Final Plan Approval

This office acknowledges receipt of written requests from the above-referenced applicants asking the Commission to favorably consider the granting of ninety (90) day time extensions for the completion of the remaining conditions pending plan approval.

Accordingly, we recommend the granting of ninety (90) day time extensions.

# CCMPO UPDATE

May 2021

#### **Anticipated Agenda Items**

Technical Committee No May Meeting, 2021

Coordinating Committee
May 25, 2021-

Special meeting to obtain comments on the PennDOT Pathways Initiative

#### Want to attend a meeting?

Please go to this link to find out more:

https://www.crcog.net/ccmpo

# MPO Safety Subcommittee

The Safety Subcommittee will meet in May to review two intersections of concern form the "top 10" list with higher crash rates.

The exercise will resemble the PennDOT Connects planning review that occurs prior in the early planning stages prior to the design of improvements to the County's roadway network.

This exercise is anticipated to generate some additional questions and thoughts on whether these intersections of concern should be considered for future safety improvements in the upcoming TIP.

# <u>PennDOT Pathways Planning and Environmental Linkages (PEL)</u> Study

In November 2020, PennDOT announced the start of the PennDOT Pathways Program, a new initiative to examine options for addressing the transportation funding shortfall in Pennsylvania. The Pathways initiative includes completion of a Planning and Environmental Linkages (PEL) Study of potential funding options.

A Draft PEL Study was released for public review on April 29, 2021, with a deadline of June 1 for submission of comments to PennDOT. It is anticipated the Coordinating Committee will receive the staff presentation, discuss the information presented, and consider approval of input about the Pathways Draft PEL Study for submission to PennDOT.

See: https://www.penndot.gov/about-us/funding/Documents/PennDOT-Pathways PEL-Study Draft.pdf.

Below is a graphic illustrating what is currently under review.

# **Funding Options Considered**

PennDOT evaluated a number of potential funding options, including:



Sales Taxes



Personal Income Tax



Real Estate, and Property Taxes;



Fuel /Gas Tax



Other Taxes



Mileage Based User Fee



Various forms of Tolling

# **COUNTY/PennDOT UPDATE**

# Centre County Bridge Bundle Update

In April, County Commissioners executed the Notice to Proceed for Larson Design Group to begin their contract for design of the rehabilitation and replacement of the following bridges.

#### Rehabilitation

- Front Street, Spring Township
- Fox Gap Road, Miles Township
- Lower Coleville Road, Spring Township

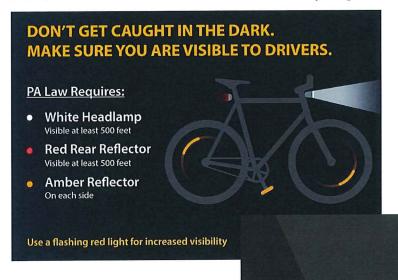
#### Replacement

- Mill Street, Howard Borough
- Railroad Street, Bellefonte Borough

It is anticipated this will allow for construction bidding to occur Spring 2022.

# May is Bicycle Safety Month

Below are a few items of information related to cycling in Pennsylvania.



Earbuds

You can only use <u>ONE</u> earbud in PA while riding <u>AND</u> must be for communication

Centre Regional Planning Agency
2643 Gateway Drive
State College, PA 16801
T (814) 231-3050
F (814) 231-3083

Tom Zilla, AICP tzilla@crcog.net Principal Transportation Planner

Trish Meek, AICP tmeek@crcog.net Senior Transportation Planner

Greg Kausch
gkausch@crcog.net
Senior Transportation Planner

Marcella Laird mlaird@crcog.net Office Manager

Centre County Planning & Community Economic Development Office Willowbank Office Building 420 Holmes Street Bellefonte, PA 16823 T (814) 355-6791 F (814) 355-8661

Ray Stolinas, AICP rjstolinas@centrecountypa.gov Director

Anne Messner, AICP ammessner@centrecountypa.gov Senior Transportation Planner







# PLANNING AND COMMUNITY DEVELOPMENT OFFICE

BOARD OF COMMISSIONERS
MICHAEL PIPE, Chair
MARK HIGGINS
STEVEN G. DERSHEM

Willowbank Office Building
420 Holmes Street
Bellefonte, Pennsylvania 16823-1488
Telephone (814) 355-6791
FAX (814) 355-8661
www.centrecountypa.gov

**DIRECTOR**RAYMOND J. STOLINAS, JR., AICP

ASSISTANT DIRECTOR ELIZABETH A. LOSE

#### CENTRE COUNTY PLANNING COMMISSION MEETING

May 25, 2021

The following County Planning Director Update consists of summaries of all initiatives or updates completed within the previous month for the purpose of informing County Planning Commission members of their status.

#### **COUNTY PLANNING DIRECTOR UPDATE**

1. PATTON TOWNSHIP ZONING MAP AMENDMENT | T.P. 18-024-,004-,0000 FITNESS CENTERS IN THE INDUSTRIAL (I-1) DISTRICT (4.27.2021)

On March 29, 2021, Nicole Pollock, Senior Planner, CRPA, on behalf of the Board of Supervisors and Planning Commission requested the County Planning Office's review and comment related to the inclusion of Fitness Centers in the *Industrial (I-1)* zoning district, particularly requested for the above-referenced parcel. The parcel is currently owned by CBM Partners, LP on Hawbaker Industrial Dr. (1.98 ac.) and formerly housed the business WESCO Lighting, which contained an office, warehouse and wholesale business including a small showroom for retail sales. Phoenix Academy of Performing Arts of Pennsylvania formally requested a modification to Patton Township's zoning ordinance that will identify "fitness centers" as an approved use in the industrial district. The applicant's attorney contends that the use will align with the district intent and create economic opportunities within the adjacent commercial district due to parents' pick-up and drop-off of children for lessons and training, in addition to the opportunity to host weekend competitions on site. County Planning staff offered suggestions for adding a definition of "Fitness Center" in the zoning ordinance, further examine parking requirements for the use and consider the new use as on opportunity those living and employed in the vicinity.

2. FERGUSON TOWNSHIP | ONLINE COMMUNITY RESILIENCY BUILDING WORKSHOP (4.28.2021)

On April 28, 2021, both the County Planning Director and Assistant Planning Director attended the workshop in partnership with the Nature Conservancy, the PA Municipal League, Sustainable PA and Sustainable Pittsburgh to comprehensively identify and prioritize steps to reduce risk and improve resilience across Ferguson Township. This workshop was timely in that the Update of the Centre County Hazard Mitigation Plan just concluded and under review by FEMA. The workshop included small group discussion on strengths, vulnerabilities and solutions for the community.

# 3. WALKER TOWNSHIP ZONING MAP AMENDMENT | T.P. 14-808-,059-,0000 REZONE FROM VILLAGE (V) TO GENERAL COMMERCIAL (C) DISTRICT (5.5.2021)

On April 8, 2021, Attorney John. R. Miller, III, on behalf of the Board of Supervisors and Planning Commission requested the County Planning Office's review and comment related to the rezoning of the single parcel. The rezoning request includes a 3.4 acre parcel located at 1611 East College Avenue, T.P. #14-808-,059-,0000-, formerly Shaffer Electric, from Village District (V) to General Commercial (C) and amend the zoning ordinance to add the use of "Contractor's Shop and Yard" as defined under Article 13. Definitions. Attorney Timothy Schoonover, representing Sandra Breon and William "Bill" Shaffer, owners of the property, requested this rezoning of the parcel due to the Township Zoning Hearing Board denying Bowman Excavation, Paving and Concrete from locating at the property through separate Special Exception and Variance requests. County Planning staff suggested that the rezoning aligns with two other adjacent parcels zoned General Commercial (C), however, did not align with previous drafts of the Nittany Valley Region Comprehensive Plan (2004) and Update (2019), where the parcel in question reflects various "Residential" land use designations. The proposed use, Bowman Excavation, Paving and Concrete does align with the district purpose statement for the General Commercial (C) zoning district. We offered other standards and provisions to consider for the "Contractor's Shop and Yard" use and suggested review by the Nittany Valley Planning Commission.

### 4. UAJA ACT 537 SPECIAL STUDY | OZONE DISINFECTION (5.5.2021)

On April 5, 2021, Michele A. Aukerman, P.E., Project Manager, from RETTEW, forwarded a copy of the Special Study for the University Area Joint Authority (UAJA). The purpose of the Special Study evaluates the replacement of the treatment facility's current ultraviolet (UV) light disinfection system with Ozone Disinfection at the outfall to Spring Creek, College Township. The Special Study included two Alternatives plus a No Action Alternative: Alternative #1: Replacement of the existing UV system with current technology in the existing UV Tank. Alternative #2: Replacement of the existing UV system with an ozone disinfection system. The selected alternative, #2, will ultimately provide the lowest 20-year present value, operational cost savings, and improves water quality and provide nonmonetary benefits in reduced emerging contaminants. County Planning staff outlined that this alternative is consistent with *Centre County Comprehensive Plan*, *Phases I (2003) & II (2018)* under the *Community Facilities and Services* components.

# 5. FERGUSON TOWNSHIP PARK HILLS DRAINAGE WAY IMPROVEMENTS • PA GREENWAY, TRAILS AND RECREATION PROGRAM (GTRP) | LETTER OF CONSISTENCY (5.13.2021)

On April 19, 2021, Assistant Township Manager, Centrice Martin, requested a letter of consistency with County and local plans for the proposed Park Hills Drainage Way Improvements grant request of \$250,000 to assist Ferguson Township with constructing a regenerative stormwater conveyance technique to significantly reduce erosion and sediment deposits in the drainage way, implement a natural stream design, as well as installs and replaces plantings for vegetation to develop a root system that enhances the stabilization of the channel. Ferguson Township Public Works Department, in conjunction with the Township Supervisors and their consultant, Newall, Tereska & Mackay (NTM) provided opportunity for public input during at least two meeting/hearing presentations to review the overall scope and project timeline. County Planning staff outlined that this alternative is consistent with Centre County Comprehensive Plan, Phases I (2003), the 2015 Centre County Comprehensive Plan, Phase II | Land Use and the Ferguson Township Strategic Plan (2017).

# 6. STATE COLLEGE BOROUGH ZONING ORDINANCE AMENDMENT | PROPOSED INCLUSIONARY HOUSING ORDINANCE AMENDMENT (5.14.2021)

On April 20, 2021, Greg Garthe, Senior Planner, on behalf of the Borough Council and Planning Commission requested the County Planning Office's review and comment related to the proposed zoning ordinance amendment that will revise the permitted development modifications for on-site

inclusionary housing to require a minimum residential floor area to qualify for permitted development modifications. The draft ordinance proposes that any building containing Inclusionary Housing (IH) units must have a minimum of 70% of the gross floor area dedicated to a residential use to qualify for the permitted development modifications. In addition, the term "developments" was replaced with "buildings containing inclusionary multifamily dwelling units" in order to clarify the fact that the modifications are intended to apply only to buildings that have the units within them, not additional buildings. This amendment is a result of community concern for the Home2Suites development at 1401 South Atherton Street, the former Autoport site, where the current modification allowed the applicant to obtain approval on an additional story for a proposed 75% non-residential building. County Planning staff suggested that the amended provision aligns properly with the Inclusionary Unit section on *Applicability* and the use of the term "building" versus "development" specifically links the gross floor area requirement.

# 7. SPRING TOWNSHIP ZONING MAP AMENDMENT | T.P. 13-003-,080-,0000 REZONE FROM VILLAGE (V) TO GENERAL COMMERCIAL (C) DISTRICT (5.14.2021)

On April 16, 2021, Township Zoning Officer, Vaughn Zimmerman, on behalf of the Board of Supervisors and Planning Commission requested the County Planning Office's review and comment related to the rezoning of a parcel owned by S & A Homes, Inc. on Axemann Rd. containing 94.81 acres from Agricultural Development District (A-2) to High Density Residential District (R-3). The request was accompanied by a letter from PennTerra Engineering and a proposed subdivision plan (Bridleridge) for approximately 170 single-family lots and sixty townhouse units, connecting the Steeplechase Dr. subdivision. County Planning staff offered that the rezoning request aligns with adjacent property zoned as Suburban Residential District (R-1) and the 2019 Future Land Use Map within the Nittany Valley Regional Comprehensive Plan Update. Residential developments greater than 5 units shall be required to provide a minimum of 20% of the total tract area as designated open space. Hoiwever, a small area along Axemann Road lies within Benner Township and may require consideration for waivers of various ordinances as outlined in a letter from Anson Burwell from a previous submission in September 2013. Further review of the rezoning should be completed by the Nittany Valley Planning Commission.

#### 8. SENIOR PLANNER 1 POSITION

As a result of the promotion of Elizabeth Lose to the Assistant Planning Director position, we have advertised for the Senior Planner 1 position on the Centre County Job Opening Webpage, the American Planning Association/PA Chapter Jobs page and the County Commissioners Association of PA Jobs website. Interviews have been conducted with six (6) candidates and a recommendation for hire will be forthcoming to the Human Resources Department and Centre County Commissioners.

# 9. SOLAR ENERGY CONSIDERATIONS | PENN STATE COOPERATIVE EXTENSION WORKSHOP

Both residential and commercial solar facilities are becoming more readily available in the Commonwealth and Centre County. As a result, many municipal zoning and subdivision and land development ordinances do not specify the use or define the use and may not provide proper ordinance standards and provisions within current regulations. Staff have been working with Thomas B. Murphy Director, Penn State Marcellus Center for Outreach and Research (MCOR), Penn State Cooperative Extension with providing an overview for Centre County municipal governments similar to one planned in Franklin County in early June. We have confirmed *June* 9<sup>th</sup> from 1:00 p.m. to 2:15 p.m. for a workshop and an exchange planned solely for officials with Extension and Penn State Law staff. Centre County Planning & Community Development will send a municipal email notice with a meeting link and further details of the workshop. We have also partnered with Pam Adams, Sustainability Planner with Centre Regional Planning Agency to share her research on the subject.